

CHAPTER 8

MANUFACTURING DISTRICTS

- 8.1 General Provisions
- 8.2 M-A: Manufacturing-Artisan District
- 8.3 M-1: Limited Manufacturing District
- 8.4 O-R: Office/Research District
- 8.5 Summary of Permitted and Special Uses
- 8.6 Summary of Yard and Bulk Regulations

8.1 GENERAL PROVISIONS

A. Special Setback Requirement Along Barrington Road

Barrington Road (South of Cornell Avenue) Setback. Notwithstanding the other provisions of this Chapter 8, all property zoned M-A, M-1 and O-R shall maintain a one hundred (100) foot setback along Barrington Road. No buildings, structures, parking or signs shall be permitted in the one hundred (100) foot setback.

B. Outside Storage of Materials

Outdoor storage of materials is not permitted in the M-A and O-R Districts. Outdoor storage of materials is permitted within the M-1 District, subject to the requirements outlined below.

1. Outdoor storage shall not exceed twenty-five (25) percent of the lot area.
2. Outdoor storage shall not be located in any front or corner side yard.
3. Outdoor storage facing a side or rear lot line of adjacent property shall maintain a minimum fifteen (15) foot landscaped yard along the corresponding lot line, to be improved in conformance with the landscape requirements contained in Chapter 4 Part III.

C. Performance Standards

Uses within the M-A, M-1 and O-R Districts shall not conduct any operations or processes that do not conform to the following standards.

1. Noise The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

OCTAVE BANK	PERMITTED SOUND LEVEL IN	
	DECIBELS	
<u>Cycles per Second</u>	<u>R Districts</u>	<u>B Districts</u>
0 to 75	58	73
76 to 150	54	69
151 to 300	50	65
301 to 600	46	61
601 to 1200	40	55
1201 to 2400	33	48
2401 to 4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled as not to become nuisance to adjacent users. Measurement is to be made at the nearest boundary of the

nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

2. Odors. No overly objectionable or hazardous odor shall be emitted by any use permitted in this district in such quantities as to be readily detectable by an average observer at any point on the boundary line of the premises or beyond.
3. Noxious Gases. Processes and operations of permitted uses, capable of dispersing gases or toxic substances into the atmosphere shall be hooded or otherwise suitably enclosed, the emission of such toxic gases or particulate matter shall be from a stack, or in a manner that they create no hazard to person and/or property.
4. Glare and Heat. Operations producing intense light or heat shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted.
5. Vibration. No uses shall be located and no equipment shall be installed in such a way to produce intense, earth-shaking vibrations which are noticeable at the property lines of the subject premises.

8.2 M-A: MANUFACTURING ARTISANS DISTRICT

A. Intent

The purpose of the M-A Manufacturing Artisans District is to provide an environment where low impact, small-scale artisan operations may craft or manufacture products and also offer these products for retail sale on the same premises. This district also permits mixed-use developments which may include accessory residential uses. Certain compatible retail and service uses shall also be permitted. This district is to serve as a transitional district between the M-1 Industrial District and less intensive residential or business districts.

B. Permitted Uses

1. Artisan uses.
2. Retail sales of goods produced on the premises, provided that the combined retail and residential spaces occupy no more than fifty (50) percent of the gross floor area of the building and that no more than twenty (20) percent of the retail space is utilized for the sale of goods which are not produced on the premises. **Ord. 02-3039**
3. Residential dwelling units combined with a permitted non-residential use in the same building. Combined residential and retail areas shall occupy no more than fifty (50) per cent of the gross floor area of the building. Residential dwelling units shall not exceed a density of six (6) units per acre. **Ord. 02-3039**
4. Live/work uses.
5. Art, music, theater or dance instruction facilities.
6. Antique shops.
7. Art studios and galleries.
8. Consignment arts and craft sales.
9. Graphic or interior design studios.
10. Any use listed as a permitted use in the M-1 Limited Manufacturing District.

C. Special Uses

1. Aboveground storage tanks meeting the requirements of Appendix I.
2. Commercial printing operations.

3. Outdoor display of items offered for sale on the premises.
4. Professional offices.
5. Restaurants and businesses serving food and drink, or with ancillary food sales, provided such retail activities are transacted within the principal building.
6. Any use listed as a special use in the M-1 Limited Manufacturing District.

D. Performance Controls

Because the M-A district is to serve as a transitional district between industrial and non-industrial uses and due to the potential for impacts on adjacent residential districts, special performance controls shall apply to prevent the creation of nuisances due to business operations that would normally be acceptable in a conventional industrial district. In addition to the performance standards required of uses within all industrial districts, uses within M-A districts shall only be permitted if the hours of public operation and times of delivery are limited to between 7:00 a.m. and 11:00 p.m. This restriction shall not apply to approved special uses in specific recognition of these consideration.

E. Maximum Lot Area

One (1) acre.

F. Minimum Lot Width

Sixty (60) feet.

G. Minimum Yard Requirements

1. Front Yard. Twenty (20) feet.
2. Corner Side Yard. Ten (10) feet.
3. Interior Side Yard. Seven (7) feet.
4. Rear Yard. Twenty-five (25) feet.

H. Minimum Parking Setbacks

Parking areas on lots within the M-A District are not permitted within the front yard. Parking lots shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Corner Side Yard. Ten (10) feet.
2. Interior Side Yard. Ten (10) feet.
3. Rear Yard. Fifteen (15) feet.

I. Transitional Yard Requirements

Where a lot in the M-A District abuts a lot in a residential district, or is located across a street right-of-way from property in a Residential District, a yard at least fifteen (15) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the Landscape Regulations in Section 4.11.

J. Maximum Building Height

Twenty-five (25) feet and two and one-half (2 1/2) stories, except for those uses listed as permitted or special uses in the M-1 Limited Manufacturing District, which shall be limited to a maximum height of thirty-five (35) feet and three (3) stories.

K. Maximum Lot Coverage

Sixty (60) percent.

L. Minimum Open Space

None, except that the minimum open space for those uses listed as permitted or special uses in the M-1 Limited Manufacturing District shall be thirty (30) percent.

M. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

N. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

O. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

P. Signs

See Chapter 4, Part IV for regulations governing signs.

8.3 M-1: LIMITED MANUFACTURING DISTRICT

A. Intent

The purpose of the M-1 Limited Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean and attractive setting, and to provide for careful regulation of other uses with the potential for significant impact on surrounding properties.

B. Permitted Uses

1. Above-ground storage tanks meeting the requirements of Appendix I.
2. Automobile repair service.
3. Commercial laundries.
4. Commercial printing operations.
5. Contractor offices and facilities.
6. Corporate offices.

7. Equipment rental.
8. Industrial assembly uses.
9. Laboratory testing uses.
10. Light industrial uses.
11. Research and development uses.
12. Schools, professional and vocational.
13. Warehouse/distribution establishments.
14. Wholesale goods establishments.

C. Special Uses

1. Adult uses.
2. Day care centers.
3. Indoor recreation facilities.
4. Public transportation centers.
5. Public utility substations and related facilities.
6. Recycling processing centers, no hazardous or medical waste materials.
7. Restaurants.
8. School bus operations facilities.
9. Taxicab operations facilities.
10. Truck repair.

D. Minimum Lot Area

Twenty thousand (20,000) square feet.

E. Minimum Lot Width

Eighty (80) feet.

F. Minimum Yard Requirements

1. Front Yard: Thirty-five (35) feet.
2. Corner Side Yard: Thirty-five (35) feet.
3. Interior Side Yard: Twenty (20) feet.
4. Rear Yard: Thirty-five (35) feet.

G. Minimum Parking Setbacks

Parking areas on lots within the M-1 District shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Front Yard: Thirty (30) feet.
2. Corner Side Yard: Thirty (30) feet.
3. Interior Side Yard: Fifteen (15) feet
4. Rear Yard: Fifteen (15) feet.

H. Transitional Yard Requirements

Where a lot in the M-1 District abuts a lot in a residential district, or is located across a street right-of-way from property in a residential district, a yard at least fifty (50) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the Landscape Regulations in Section 4.11.

I. Maximum Building Height

Thirty-eight (38) feet and three (3) stories.

J. Maximum Lot Coverage

Sixty (60) percent.

K. Minimum Open Space

Thirty (30) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs

See Chapter 4, Part IV for regulations governing signs.

8.4 O-R: OFFICE - RESEARCH DISTRICT

A. Intent

The purpose of the O-R District is intended to provide a regulatory framework that will assist the development of applied research-oriented and advanced technology activities in a high quality, mixed-use business park setting. The district also provides for a limited amount of light assembly, processing and distribution uses along with their related support activities.

B. Permitted Uses

1. Aboveground storage tanks meeting the requirements of Appendix I.
2. Commercial printing operations.
3. Corporate
4. Cultural facilities.
5. Industrial assembly uses.
6. Laboratory testing uses.
7. Professional offices.
8. Research and development uses.
9. Schools, professional and vocational.
10. Warehouse/distribution establishments.
11. Wholesale goods establishments.

C. Special Uses

1. Day care centers.
2. Public utility substations and related facilities.
3. Restaurants.

D. Minimum Lot Area

Three (3) acres.

E. Minimum Lot Width:

Two hundred and fifty (250) feet.

G. Minimum Yard Requirements

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Interior Side Yard. Twenty (20) feet.
4. Rear Yard. Thirty-five (35) feet.

H. Minimum Parking Setbacks

Parking areas on lots within the O-R District shall maintain the following minimum setbacks, which shall be maintained as landscape yards:

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Interior Side Yard. Fifteen (15) feet.
4. Rear Yard. Fifteen (15) feet.

I. Transitional Yard Requirements

Where a lot in the O-R District abuts a lot in a residential district, or is located across a street right-of-way from property in a residential district, a yard at least seventy-five (75) feet in width shall be required along the corresponding lot line. Such yard shall be maintained as a landscape yard and improved as required in the "Landscape Regulations" in Section 4.11.

J. Maximum Building Height

Forty-five (45) feet and four (4) stories.

K. Maximum Lot Coverage

Thirty-five (35) percent.

L. Minimum Open Space

Fifty (50) percent.

M. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

N. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

O. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

P. Signs

See Chapter 4, Part IV for regulations governing signs.

Table 8.5
SUMMARY OF PERMITTED AND SPECIAL USES

Manufacturing Districts

USES	M-A³	M-1	O-R
Above-ground storage tanks meeting requirements of Appendix L	S	P	P
Adult uses		S	
Artisan uses	P		
Automobile repair service establishment		P	
Antique shops	P		
Art, music, theater or dance instruction facilities	P		
Art studios and galleries	P		
Commercial indoor recreation		S	
Commercial laundries		P	
Commercial printing operations	S	P	P
Consignment arts and craft sales	P		
Contractor offices and facilities		P	
Corporate offices		P	P
Cultural facilities			P
Day care centers		S	S
Day care homes	S		
Equipment rental		P	
Graphic or interior design studios	P		
Industrial assembly uses		P	P
Laboratory testing uses		P	P
Light industrial uses		P	
Live/work uses	P		
Outdoor display of items offered for sale on the premises	S		
Professional offices	S		
Public transportation centers		S	
Public utility substations and related facilities		S	S
Recycling processing centers, no hazardous or medical waste materials		S	
Research and development uses		P	P
Residential dwelling units combined with permitted non-residential uses	P		
Restaurants and businesses serving food and drink ¹	S	S	S
Retail sales of goods produced on the premises ²	P		
School bus operations facilities		S	
Schools, professional and vocational		P	P
Taxicab operations facilities		S	
Truck repair		S	
Warehouse/distribution establishments		P	P
Wholesale goods establishments		P	P

1. See specific district requirements.

2. See Section 8.2(B)(2)

3. All permitted and special uses in the M-1 District are permitted and special uses in the M-A District.

Table 8.6
SUMMARY OF YARD AND BULK REGULATIONS

Manufacturing Districts

YARD AND BULK REQUIREMENTS	M-A	M-1	O-R
Minimum Lot Area	None	20,000 sf.	3 acres
Maximum Lot Area	1 acre	None	None
Minimum Lot Width	60 feet	80 feet	250 feet
Minimum Front Yard	20 feet	35 feet	75 feet
Minimum Corner Side Yard	10 feet	35 feet	75 feet
Minimum Interior Side Yard	7 feet	20 feet	20 feet
Minimum Rear Yard	25 feet	35 feet	35 feet
Required Transitional Yard	15 feet ²	50 feet ³	75 feet ⁴
Maximum Building Height	25 ft. and 2 ½ stories ⁵	35 ft. and 3 stories	45 ft. and 4 stories
Front Parking Setback	Not permitted	30 feet	75 feet
Corner Side Parking Setback	10 feet	30 feet	75 feet
Interior Side Parking Setback	10 feet	15 feet	15 feet
Rear Parking Setback	15 feet	15 feet	15 feet
Maximum Lot Coverage ¹	60%	60%	35%
Minimum Open Space	None ⁶	30%	50%

1. Buildings and structures.
2. See Section 8.2.I
3. See Section 8.3.H
4. See Section 8.4 .I
5. See Section 8.2.J
6. See Section 8.2.L